

Ridgecrest Homeowners Association

Brent Harker – President, Dawn Pheysey – Vice President, Doug Thompson – Secretary/Treasurer

Rod Ybarra, Keena Butler – Trustees

Minutes of the Trustee Meetings

April 11, 2026

FINAL

Attending: Brent Harker, Doug Thompson, Dawn Pheysey, Keena Butler and Rod Ybarra (via video call) were in attendance. Also, LaDell Gillman, Burt Knudson, Ben Olsen, Norma Mansfield, Barbara Brown, Shari and Jay Taylor and Jan Thomas attended the discussion of potential rule changes.

1. Proposed Rule Changes

Recently Owners were provided with the language of proposed changes to some Association Rules (proposed language attached to these minutes). It was clarified that the purpose of this portion of the meeting was for the Board to answer questions and hear Owners' opinions before the Board formally adopts the changes. There is also a process whereby Owners could overturn a rule change after the rule is formally issued.

Signs & Flags

The proposed language permits one political sign to be displayed between 30 days prior to and 10 days after an upcoming election. Ben preferred 60 days. LaDell preferred 5 days. Ben also suggested that the reference to a "candidate" would preclude a sign for multiple candidates on the same sign, which is very common. Doug said the language would be changed accordingly.

An owner can also display one flag that is not restricted to any specific topic.

But no display may show content that contains obscene, profane, commercial or hate speech content.

Parking

The proposed rules would add unregistered vehicles to the existing list of vehicles prohibited from being parked on RHA property. Such vehicles can only be parked inside the Owner's garage. Ben strongly objected to the prohibition including the Owner's driveway. In particular, he indicated that, in general, the resale of value homes in restrictive HOAs are significantly lower than otherwise. Currently there are 6 unregistered vehicles parked on the property. LaDell disagreed with Ben.

Late Assessment

The proposed rule would advance the point in time an owner would be charged 1.5% per month for late payment of assessments from 3 months to 2 months after the assessment was due and

defer the point in time a late account would be referred to an attorney from 4 months to 6 months. Interest was expressed by a few owners to specify that a late owner would be notified by the Board of an impending penalty. Rod offered later in the meeting that notification should not be specified in the rule itself; otherwise, a delinquent owner might have a path to avoid the penalties. Therefore, the Board voted to not include a notice requirement in the rule.

2. Current Projects

Green Point made adjustments to the sprinkling system at the Barnsons' home to fix drainage problems causing water leakage into basement plus related landscaping fixes (for about \$1,300). Will need to fix another stop & drain valve at the Olsen's and probably one more after that (roughly \$600 each). This should be the last two such repairs for the foreseeable future.

We are getting a bid from Sam the Concrete Man to do the sidewalk repair in front of the Caka unit.

We are waiting on Bonneville to do the cracksealing.

Brent intends to monitor and maintain the water usage himself this year to make sure the usage is well controlled. We haven't yet heard of any restrictions that Orem City might require due to the drought conditions.

3. Next Meeting

To be determined

4. Adjournment

The meeting was adjourned at approximately 11:40.